

4.10 EMPLOYMENT, POPULATION AND HOUSING

This section evaluates the potential employment, population, and housing impacts of the project including regional population and employment trends, regional housing supplies, and employment opportunities associated with the project.

4.10.1 EXISTING CONDITIONS

The project site is located in northern Marin County, California. Because of the high-cost of housing in Marin County, most existing SQSP employees reside in surrounding counties and communities. The project's study area for this analysis is based on the existing distribution of prison employees and their families. Based on zip code data that identifies the residential communities where SQSP employees reside, the majority (i.e., 68%) of SQSP employees and their families reside in Solano, Contra Costa, Marin, and Sonoma counties (CDC 2003). A relatively small number, 86 or 5.3%, of the 1,612 existing employees live in housing provided by SQSP in the northern portion of the project site. For purposes of this analysis, the counties of Solano, Contra Costa, Marin, and Sonoma and their associated cities would constitute the study area for the population, employment and housing analysis provided below. This study area is shown in Exhibit 4.10-1.

EMPLOYMENT

At the time the NOP for this project was released (November 2003), 1,612 people were employed at SQSP. These jobs are predominantly in the service industry. Although positions at SQSP represent most trade services (i.e., locksmith, fire fighter, plumbing, landscaping, and other maintenance services), the majority of existing positions are correctional officers. The employed civilian labor force, unemployment rates, and employment opportunities for Solano, Contra Costa, Marin, and Sonoma counties are briefly summarized below based on year 2000 census information.

Solano County

In 2000, the employed civilian work force in Solano County was approximately 172,355 persons, with an unemployment rate of 6.1% (U.S. Census 2000a). Employment opportunities in Solano County are primarily available in the following sectors: management, professional and related (30.9%), sales and office (28%), service (16.4%), production, transportation, and material moving (13%), construction, extraction, and maintenance (11%), and farming, fishing & forestry (0.6%) (U.S. Census 2000a).

Contra Costa County

In 2000, the employed civilian work force in Contra Costa County was approximately 451,357 persons, with a low unemployment rate of 4.8% (U.S. Census 2000b). Employment opportunities in Contra Costa County are primarily available in the following sectors: management, professional and related (41.0%), sales and office (28.8%), service (13.4%), construction, extraction, and maintenance (8.9%), production, transportation, and material moving (8.5%), and farming, fishing & forestry (0.2%) (U.S. Census 2000b).

Marin County

In 2000, the employed civilian labor force in Marin County was approximately 128,855 persons, with a very low unemployment rate of 3.0% (U.S. Census 2000c). Employment opportunities in Marin County are primarily available in the following sectors: management, professional and related (52.5%), sales and office (24.7%), service (12.0%), construction, extraction, and maintenance (6.0%), production,



Source: EDAW 2004

Study Area for Population, Employment and Housing

EXHIBIT 4.10-1

San Quentin State Prison Condemned Inmate Complex Project Draft EIR
P 3T053.01 07/04



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transportation, and material moving (4.5%), and farming, fishing & forestry (0.3%) (U.S. Census 2000c). Cities with the highest unemployment rates included Fairfax (3.6%) and San Anselmo (2.7%).

Sonoma County

In 2000, the employed civilian work force in Sonoma County was approximately 229,227 persons, with a low unemployment rate of 4.3% (U.S. Census 2000d). Employment opportunities in Sonoma County primarily are available in the following sectors: management, professional and related (35.0%), sales and office (26.6%), service (15.1%), production, transportation, and material moving (11.4%), construction, extraction, and maintenance (10.2%), and farming, fishing & forestry (1.6%) (U.S. Census 2000d).

POPULATION

Regional Population

The Demographics Research Unit of the California Department of Finance estimates that the population in Solano, Contra Costa, Marin, and Sonoma counties was 2,078,200 persons in 2000. By the year 2020, total population in the four-county area is projected to reach approximately 2,614,600 persons, and approximate 26% increase. Most of the anticipated growth is expected to occur in Solano and Sonoma counties (CDOF 2001).

SQSP employees live in communities throughout the Bay Area and in neighboring outlying areas. Table 4.10-1 presents the geographic distribution of existing SQSP employees and the regional population estimates for counties that support SQSP residents.

Table 4.10-1 Geographic Distribution of Current SQSP Employees			
County	2000 Population	Projected 2020 Population	Number/Percent of SQSP Employees Residing in the County ¹
Solano	400,300	559,500	419 / (26)
Contra Costa	963,000	1,152,900	258 / (16)
Marin	250,100	273,800	226 ² / (14)
Sonoma	464,800	628,400	193 / (12)
Sacramento	1,242,000	1,707,600	149 / (9)
Alameda	1,466,900	1,811,800	97 / (6)
San Joaquin	573,600	887,600	48 / (3)
Napa	125,800	158,400	32 / (2)
Yolo	170,900	236,400	16 / (1)
San Mateo	717,900	834,500	16 / (1)
Madera	127,700	229,200	16 / (1)
Stanislaus	454,600	712,100	16 / (1)
Other	N/A	N/A	130 / (8) ^{2, 3}
Total			1,612 / (100)
Source: CDC 2003; CDOF 2001; EDAW INC 2004			
¹ Number is approximate; zip code survey data does not match number of employees due to various factors. Numbers were adjusted to match the employment count.			
² Includes 86 employees who reside onsite.			
³ 8% of the San Quentin Prison employee population resides in 13 other counties.			

Solano County

The California Department of Finance estimated that the population of Solano County was approximately 400,300 persons in 2000 (CDOF 2001). Since the 1990 census, population in Solano County increased at an average annual rate of 1.8% or a total approximately 59,879 persons (ABAG 1990). Approximately 26% (over 400) of existing SQSP employees reside in Solano County.

The Demographics Research Unit of the Department of Finance projects the population of Solano County to grow at an average rate of approximately 2% per year, and by 2020 the population of Solano County would increase to approximately 559,500 persons (CDOF 2001).

Contra Costa County

The California Department of Finance estimated that the population of Contra Costa County was approximately 963,000 persons in 2000 (CDOF 2001). Since the 1990 census, population in Solano County increased at an average annual rate of 10% or a total of approximately 159,260 persons (ABAG 1990). Approximately 16% (over 250) of existing SQSP employees reside in Contra Costa County.

The Demographics Research Unit of the Department of Finance projects the population of Solano County to grow at an average rate of approximately 5% per year, and by 2020 the population of Solano County would increase to approximately 1,152,900 persons (CDOF 2001).

Marin County

The California Department of Finance estimated that the population of Marin County was approximately 250,100 persons in 2000 (CDOF 2001). Since the 1990 census, population in Solano County increased at an average annual rate of less than 1% or a total of approximately 20,004 persons (ABAG 1990). Approximately 14% (as estimated 226) of existing SQSP employees reside in Marin County, of this total, 86 employees live in onsite housing and an estimated 140 live elsewhere in the county.

The Demographics Research Unit of the Department of Finance projects the population of Marin County to grow at an average rate of approximately 0.5% per year, and by 2020 the population of Solano County would increase to approximately 273,800 persons (CDOF 2001).

Sonoma County

The California Department of Finance estimated that the population of Sonoma County was approximately 464,800 persons in 2000 (CDOF 2001). Since the 1990 census, population in Solano County increased at an average annual rate of approximately 2% or a total of approximately 76,578 persons (ABAG 1990). Approximately 12% (nearly 200) of existing SQSP employees reside in Sonoma County.

The Demographics Research Unit of the Department of Finance projects the population of Sonoma County to grow at an average rate of approximately 1.8% per year, and by 2020 the population of Solano County would increase to approximately 628,400 persons (CDOF 2001).

HOUSING

The relatively high cost of housing in Marin County is the result of a complex interaction of several factors. Housing prices have historically been high as a result of the limited amount of land available for

development, residential density zoning constraints placed on new developments by city and county plans, and desirability of the area.

The California Department of Housing and Community Development identifies a housing shortage in a community if there is a vacancy rate of less than 5%. Data on housing availability and vacancy rates (combined total for owner-occupied and renter-occupied housing units) for Solano, Contra Costa, Marin, and Sonoma Counties are provided below. As shown, there is a general housing shortage for these counties (only Sonoma county has a vacancy rate above 5%).

Solano County

In 2000, there were 136,035 occupied housing units in Solano County, with a vacancy rate of approximately 3.1%. Between 1990 and 2000, the number of occupied housing units in the county increased by 16,502 units, approximately 1,650 units per year. During that same time period, the vacancy rate decreased from 5.1% to 3.1% (CDOF 2003). The median price for owner-occupied units in Solano County is \$178,300 (U.S. Census 2000a).

Contra Costa County

In 2000, there were 357,028 occupied housing units in Contra Costa County, with a vacancy rate of approximately 3.0%. Between 1990 and 2000, the number of occupied housing units in the county increased by 40,858 units, approximately 4,085 units per year. During that same time period, the vacancy rate decreased from 5.0% to 3.0% (CDOF 2003). The median price for owner-occupied units in Contra Costa County is \$267,800 (U.S. Census 2000b).

Marin County

In 2000, there were 105,330 occupied housing units in Marin County, with a vacancy rate of 4.1%. Between 1990 and 2000, the number of occupied housing units in the county increased by 5,573 units, or approximately of 557 units per year. During that same time period, the vacancy rate decreased from 4.8% to 4.1% (CDOF 2003). The median price for owner-occupied units in Marin County is \$514,600 (U.S. Census 2000c).

Sonoma County

In 2000, there were 185,005 occupied housing units in Sonoma County, with a vacancy rate of 5.8%. Since 1990, the number of occupied housing units in the county has increased by 23,943 units, or approximately 2,394 units per year. During that same time period, the vacancy rate decreased from 7.5% to 5.8% (CDOF 2003). The median price for owner-occupied units in Sonoma County is \$273,200 (U.S. Census 2000d).

4.10.2 ENVIRONMENTAL IMPACTS OF THE PROJECT

THRESHOLDS OF SIGNIFICANCE

Population and employment growth associated with implementation of the project would not, in and of itself, result in significant environmental impacts. However, this growth could result in significant impacts in the communities where the growth occurs, through the construction of housing and increased demand for community services. These secondary effects could result in significant environmental impacts and are appropriately addressed in other sections (e.g. air quality, noise, and transportation) of this Draft EIR.

The discussion of employment, population, and housing impacts focuses on where project-related employees and their families would reside, the removal of existing housing, and availability of housing supplies for new employees, their families, and other potential new residents in the area.

The project would have a significant impact on population and housing supplies if it would:

- displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- substantially decrease the existing supplies of housing; or
- result in development of replacement housing, the construction of which could result in significant environmental impacts.

EMPLOYMENT

The project would provide both short-term and permanent employment opportunities. The number of short-term construction jobs required to build the CIC would peak at approximately 600. The CIC would be constructed over an approximate 18-24-month period. Because the supply of general construction labor in the project vicinity (approximately 89,000 workers in the 4-county area) is not constrained, it is expected that workers would be available to serve the project. However, because of high local housing costs, it is expected that these employees would commute to the project site from nearby cities and counties, and would not require temporary housing.

Although CDC intends to operate SQSP at existing budgeted design capacities (i.e., 5,763), the project could increase the maximum capacity of the SQSP to 7,380 inmates. Occupation of the CIC at its maximum capacity (i.e., 1,408 condemned inmates) would create 648 new permanent positions at SQSP. The type of employment opportunities provided at the CIC would consist of jobs in correctional, medical, educational, administrative, trade, and clerical services. The four-county area has a labor force of approximately 1 million people. Recent (year 2000) unemployment rates for Solano, Contra Costa, Marin, and Sonoma Counties (6.1%, 4.8%, and 3.0%, and 4.3%, respectively) indicate that while unemployment is low, there would be an opportunity to hire nearby residents to fill these positions.

The prison facility has the potential to stimulate the economy both directly (by providing jobs) and indirectly (by creating a demand for local goods and services) in the region. In general, CDC has found that each correctional job creates, through local expenditures, 0.5 additional secondary jobs in the region. Consequently, in addition to the 648 prison-related jobs, is estimated to generate 324 secondary positions.

Implementation of the project would result in short-term construction jobs, permanent employment opportunities, and secondary employment opportunities in a region with a large labor pool. It is anticipated that the available workforce in the region and surrounding communities would provide a pool of employees that could adequately meet SQSP's proposed employment needs without resulting in substantial in-migration of new residents to the region. Therefore, this would be a less-than-significant impact (Impact 4.10-a).

POPULATION

Prison Employee Population

Although CDC intends to operate SQSP at existing budgeted capacity levels (i.e., 5,763) with implementation of the project, under maximum capacity design conditions (7,380 inmates), CDC would

employ a maximum of 648 new employees at the CIC, some of which are projected to be new to the region. The most recent available data shows that the average household size for CDC employees is 3.16 persons (CDC 1995). Any increase in population from new employees and their families relocating to one community or city as a result of the project is expected to be minor because SQSP employees have historically been widely dispersed throughout the region (i.e., Solano, Contra Costa, Marin, Sonoma, and other counties). Because of relatively high housing costs, substantial project-related employee in-migration to any single community would be unlikely and it is anticipated that new employees would distribute themselves similar to existing resident distribution patterns. That is to say, the majority of the new employees would reside in Solano, Contra Costa, Marin, and Sonoma counties, and the remainder would reside in other outlying counties.

As indicated in Table 4.10-1, Solano County would be expected to receive the largest project-related population increase. Using the existing employee geographic distribution, approximately 169 (26%) of the 648 project-related employees would reside in Solano County, and the remaining employees would be distributed throughout other adjacent and outlying counties. The project-generated population increase would be indistinguishable from projected local growth for these areas. For example, project-related population growth in Solano County would represent less than 1% of the County's 10-year growth projection or less (CDOF 2001). This growth, by itself, would not stimulate any new development, the construction of which could result in significant environmental impacts.

Because project-related population growth would not stimulate any new development, the construction of which could result in significant environmental impacts, and the project-related population growth would be absorbed in growth projections of regional and local communities, this would be a less-than-significant impact (Impact 4.10-b).

Inmate Population

Although the CDC intends to operate the SQSP at existing budgeted capacity levels (i.e., 5,763 inmates) with implementation of the project, under maximum design conditions (i.e., 7,380), the project would increase the capacity of SQSP by 1,158 beds (1,408 CIC beds minus removal of 250 minimum security beds).

The housing of 1,158 additional inmates at SQSP would be a less-than-significant impact because population growth in the prison is not, in itself, an environmental effect (although it has implications related to increased demand for public services such as water and wastewater, which are addressed in Section 4.11, Public Services and Utilities) (Impact 4.10-c).

HOUSING

The in-migration of new employees from areas outside the identified study area would increase housing demand in the counties and communities near SQSP. For purposes of this analysis, it is assumed that every new employee who relocates to the region would require one housing unit. The distribution of new housing needs corresponds with the distribution of existing employee residences as shown in Table 4.10-1. Because the project would increase the number of job opportunities at SQSP by a maximum of 648 positions, the project would result in demand for 648 housing units in Solano, Contra Costa, Marin, Sonoma and other county areas. Based on the distribution of existing SQSP employee residences, the project could result in a demand of approximately 169 (26%) housing units in Solano County, 104 (16%) housing units in Contra Costa County, 91 (14%) housing units in Marin County, 78 (12%) housing units in Sonoma County, and 207 (32%) housing units throughout 21 other counties. The projections for Marin County, while consistent with current distribution patterns, are likely to be an over-estimate given the very high cost of local housing and the relatively moderate salaries of correctional officers and other

(\$4,574 per month) employees. Because no single county would receive a substantial number of new residents, and because the region offers a large housing base, the project would not substantially decrease the available housing stock in surrounding counties and would not result, in and of itself, in the construction of new housing in the study area. Further, this assumes that all employees would relocate to these communities and none would be hired from the local population, which is not realistic given the large labor pool.

Under the single level development option, the project would result in the demolition and removal of 57 existing prison employee residences on the project site. The onsite residences are provided to assist in the operation of SQSP. Typical residents include plumbers, locksmiths, and other trades employed at the prison, and they make up around 6% of the current employees. These residences are owned and maintained by the State. If this option were selected and ultimately approved, employees living in these residences would be required to vacate and relocate to other offsite housing opportunities. CDC would not provide replacement housing on the project site, or elsewhere on SQSP or other CDC property. Because SQSP charges low (i.e., below market) rental rates for the existing housing, the displaced employees and their families would be expected to find replacement housing from existing housing supplies in surrounding counties and communities (i.e., Solano, Contra Costa, Sonoma). The high cost of local housing would likely preclude relocation in Marin County. Although project's displacement of housing for existing employees is an important issue in terms of the efficient and convenient operation of SQSP, it would not result in the substantial development of replacement housing elsewhere in surrounding counties and communities because it would not substantially increase the number of residents in any one locality.

Because no single county would receive a substantial number of new residents, and because the region offers a large housing base, the project would not substantially decrease the available housing stock in surrounding counties and would not result, in and of itself, in the construction of substantial new housing in the study area. Under the single-level design option, the project would result in the demolition and removal of 57 existing housing units that would not be replaced by CDC. Although project's displacement of housing for existing employees is an important issue in terms of the efficient and convenient operation of SQSP, it would not result in the substantial development of replacement housing elsewhere in surrounding counties. This impact would be less than significant. Under the stacked design option, no onsite housing displacement would occur. Under this option, the project's impact would also be less-than-significant (Impact 4.10-d).

4.10.3 PROPOSED MITIGATION MEASURES

LESS-THAN-SIGNIFICANT IMPACTS

The following impacts were identified as less than significant, and therefore no mitigation is needed:

4.10-a: Employment

4.10-b: Prison Employee Population

4.10-c: Inmate Population

4.10-d: Housing